



Legislation Details (With Text)

File #: 2024-0602
Type: Variances Status: Passed
File created: 4/23/2024 In control: Board of Adjustment
On agenda: 5/20/2024 Final action: 5/20/2024
Title: 157 Spring Chase Circle - Request for a side yard (south) setback variance from ten (10) feet to seven (7) feet for a detached carport in the R-1AAA (Single Family Dwelling) district; BV2024-042 (Andrew & Ellen H. Zelman, Applicants) District 3 - Constantine (Angi Gates, Project Manager)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Site Plan, 2. Zoning Map, 3. Justification Statement, 4. Property Record Card, 5. Letters of Support, 6. Denial Development Order, 7. Approval Development Order

Table with 5 columns: Date, Ver., Action By, Action, Result. Row 1: 5/20/2024, 1, Board of Adjustment

Title:

157 Spring Chase Circle - Request for a side yard (south) setback variance from ten (10) feet to seven (7) feet for a detached carport in the R-1AAA (Single Family Dwelling) district; BV2024-042 (Andrew & Ellen H. Zelman, Applicants) District 3 - Constantine (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates 407-665-7465

Motion/Recommendation:

- 1. Deny the request for a side yard (south) setback variance from ten (10) feet to seven (7) feet for a detached carport in the R-1AAA (Single Family Dwelling) district; or
2. Approve the request for a side yard (south) setback variance from ten (10) feet to seven (7) feet for a detached carport in the R-1AAA (Single Family Dwelling) district; or

3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Spring Valley Chase subdivision.
- The proposed carport will be 240 square feet (12' x 20') and will encroach three (3) feet into the required side yard (south) setback.
- Two letters of support were received from adjacent neighbors.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the minimum side yard setback for the R-1AAA zoning district is ten (10) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare (Section 30.3.3.2(b)(6)).

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the detached carport as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.